

MINUTE ITEM

4. APPLICATION FOR A LEASE AND DREDGING PERMIT, SUBMERGED LAND IN THE BED OF STEINBERGER SLOUGH, SAN MATEO COUNTY, CAL-WEST AVIATION, INC. - W.O. 3570, P.R.C. 2623.1, P.R.C. 2624.1.

After consideration of Calendar Item 12 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE EXECUTIVE OFFICER IS AUTHORIZED TO ISSUE TO CAL-WEST AVIATION, INC.:

1. A 20-YEAR LEASE OF 9.32 ACRES OF SUBMERGED LANDS IN STEINBERGER SLOUGH, SAN MATEO COUNTY, FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A BOAT MARINA, AT AN ANNUAL RENTAL OF \$811.07, THE LEASE TO CONTAIN PROVISION FOR:
 - A. A \$5,000 SURETY BOND;
 - B. A CERTIFICATE OF LIABILITY INSURANCE FOR A MINIMUM COVERAGE OF \$100,000/\$300,000; AND
 - C. TWO RENEWAL PERIODS OF 10 YEARS EACH UPON SUCH REASONABLE TERMS AND CONDITIONS AS THE STATE MAY IMPOSE AT THE TIME OF RENEWAL.
2. A PERMIT TO EXCAVATE AN ESTIMATED 70,000 CUBIC YARDS OF MATERIAL AT A ROYALTY OF THREE CENTS PER CUBIC YARD.

THE LEASE AND PERMIT ARE TO COVER THE FOLLOWING-DESCRIBED AREA:

A PARCEL OF SUBMERGED LAND ADJACENT TO THE SOUTHWEST BANK OF STEINBERGER SLOUGH, SAN MATEO COUNTY, APPROXIMATELY ONE MILE SOUTH OF THE CONVERGENCE OF STEINBERGER SLOUGH AND CORKSCREW SLOUGH, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE MEAN LOW TIDE LINE ON THE SOUTHWEST BANK OF STEINBERGER SLOUGH, WHICH BEARS N. 39° 32' 15" E., 1,122.38 FEET; N. 48° E., 789.97 FEET; EAST, 212 FEET, MORE OR LESS; AND SOUTH, 123 FEET, MORE OR LESS, FROM THE INTERSECTION OF THE SOUTHEASTERLY LINE OF MONTE VISTA ROAD AND THE NORTHEASTERLY LINE OF THE BAYSHORE FREEWAY; THENCE FROM THE POINT OF BEGINNING, EAST, 190 FEET INTO STEINBERGER SLOUGH; THENCE S. 01° 48' E., 620 FEET; THENCE S. 12° 33' E., 609 FEET; THENCE S. 28° 12' E., 372 FEET; THENCE S. 33° 52' E., 480 FEET; THENCE S. 51° 53' W., 175 FEET, MORE OR LESS, TO A POINT ON THE MEAN LOW TIDE LINE ON THE SOUTHWEST BANK OF STEINBERGER SLOUGH; THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID MEAN LOW TIDE LINE 2,200 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 9.32 ACRES, MORE OR LESS.

Attachment
Calendar Item 12 (2 pages)

CALENDAR ITEM

12.

APPLICATION FOR A LEASE AND DREDGING PERMIT, SUBMERGED LAND IN THE BED OF STEINBERGER SLOUGH, SAN MATEO COUNTY, CAL-WEST AVIATION, INC. - W.O. 3570.

An application has been received from Cal-West Aviation, Inc., to lease a portion of Steinberger Slough adjacent to the San Carlos Airport, near the confluence of Smith Slough, for the construction, maintenance and operation of a 300-slip boat marina.

Development plans for the recently acquired San Carlos Airport property, as approved by the San Mateo County Planning Commission, call for an investment of an estimated \$8,000,000 with the construction of a large motel and convertible convention hall-display room on that portion of the property adjacent to the Bayshore Freeway frontage road. The existing airport runway and taxiway are to be lengthened and a new taxiway is to be constructed. An existing road is to be relocated and additional hangars and surfaced tie-down pads are to be constructed. A ferryboat, to be utilized as a restaurant, has been moored on a dredged pond located on airport property.

In connection with the above-mentioned airport property developments, the applicant has asked for a 20-year lease of a strip of land approximately 185 feet in width and 2200 feet in length, containing 9.32 acres in Steinberger Slough fronting the airport property, for the construction, maintenance and use of a small boat marina which would consist of a launching ramp and hoist, a fuel dock, and 300 floating slips for both transient and permanent boat moorings. The marina would cost \$600,000.

The 9.32 acres has been appraised at \$1,250 per acre, for a total value of \$11,650. Rental for a 20-year term would be \$811.07 annually, in accordance with established Commission policy. A surety bond in the amount of \$5,000 and a certificate of liability insurance for a minimum of \$100,000/\$300,000 would be required. The proposed lease would contain a provision for renewal for two additional periods of 10 years each upon such reasonable terms as the State may impose at the time of renewal. Before the marina-site lease can be utilized, it must be dredged to an elevation of -5.0' M.L.L.W. to obtain a uniform water depth which would keep moored boats afloat at all times. Engineering estimates indicate that 70,000 cubic yards of low-grade mud would be removed for this purpose. This material would be spread on airport property to dry and would then be mixed with suitable upland material to widen the existing levee which is to serve as an access road and automobile parking area for the marina.

On October 24, 1951 (Minute Item 20, page 1472), the Commission directed: "Where dredging is done at private cost for the benefit of navigation, or where it is done so as to have concurrent benefits to navigation, flood control and recreational interests, a minimum royalty is required. In these cases, a favorable opinion from the U. S. Corps of Engineers to the effect that such benefits will result is a requisite." The U. S. Army Corps of Engineers has expressed approval of the proposed dredging operation as being an aid to navigation.

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It is the opinion of the staff that, because of the low quality of the dredged material, the minimum royalty in this instance should be three cents per cubic yard, or a total of \$2100.

IT IS RECOMMENDED THAT THE EXECUTIVE OFFICER BE AUTHORIZED TO ISSUE TO CAL-WEST AVIATION, INC.:

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